

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**



December 16, 2016

David Avitabile  
Goulston & Storrs  
1999 K Street NW, 5<sup>th</sup> Floor  
Washington, DC 20006

**Re: Georgetown University: Cooper Field**

Dear Mr. Avitabile:

The purpose of this letter is to confirm our discussions regarding Cooper Field on the main campus of Georgetown University.


Cooper Field (formerly known as the Multi-Sport Field) was approved by the Zoning Commission pursuant to further processing approval in Z.C. Case No. 05-31 and modified by the Zoning Commission in Z.C. Case No. 07-23. The modification was approved along with two other projects in Z.C. Case No. 07-23, the Regents Hall science building and the Thompson Athletic Center. The approval for all three projects vested upon the permitting and construction of Regents Hall (which opened in Fall 2012); the Thompson Athletic Center was recently completed and opened this fall). The modification was approved under the 1958 Zoning Regulations.

The Cooper Field approval in Z.C. Case No. 07-23 included a series of structures including a building on the west side of the field with a press box, concessions, toilets, ticketing, and other game-day uses, as well as bleachers, lighting, sound, and scoreboard structures, totaling 17,351 SF of gross floor area. The approval included approximately 4,600 bleacher seats on both sides of the field as well as approximately 1,100 lawn seats. The plans that were submitted with the modification application are attached as Exhibit A. Note, however, that the order of approval did not include a specific condition requiring adherence to a certain set of approved plans.

The University has modified the proposed Cooper Field facility to respond to program needs and address comments from the Old Georgetown Board. Although aesthetically improved, the current design falls within the form, height and density parameters previously approved by the Commission.

The facility will continue to provide a building on the west side of the field with game-day uses to support athletic events, including press box, concessions, toilets, ticketing, game day locker rooms, storage, as well as bleachers, lighting, sound, and scoreboard structures. Upon initial construction, the facility will provide approximately 3,000 bleacher seats on the west side of the field and approximately 1,000 – 1,500 lawn seats, which is within the total amount of seating previously approved by the Commission. The proposed plans, which were presented to the OGB Board, are attached as Exhibit B.

Based on a review of the plans, I conclude that the proposed modifications to the Cooper Field facility are within the parameters of the Commission's original approval in Z.C. Case No. 07-23 and do not require further zoning approval.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments: Exhibit A: Cooper Field – Approved Plan Set 10-2-07  
Exhibit B: Cooper Field – OGB Plan Set 10-6-16

File: Det Let re Georgetown University – Cooper Field to Avitabile 12-16-16